

Requests, inquiries and other comments or suggestions may be directed to the following address and telephone number:

Miami-Dade County
Office of Building Code Compliance
Contractor Licensing and Enforcement Section
140 West Flagler, Suite 1603
Miami, FL 33128-1974
Telephone: (305) 375-2901

Have a building code question? Call the Florida Building Code Answer Line at (305) 375-2901. Have a zoning code question? For unincorporated Miami-Dade County, call the Zoning Information Section at (305) 375-1806 or (305) 375-1807.

Alex Penelas
Mayor



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Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."

CONTRACTOR LICENSING AND ENFORCEMENT INFORMATION

**FIND OUT BEFORE YOU
LOSE OUT!**



A public information service of

**Miami-Dade County
Building Department
Permitting & Inspection Center**

11805 S.W. 26th Street (Coral Way)

Miami, Florida 33175-2474

(786) 315-2000

Monday-Friday

7:30 a.m.-4:30 p.m.

www.co.miami-dade.fl.us/bldg/

or

www.miamidade.gov

Are you considering remodeling your home, building an addition, having mechanical, electrical or plumbing work done?

Chapter 10 of the Code of Miami-Dade County and Chapter 489 of the Florida Statutes requires that construction contractors be licensed. The Miami-Dade County Office of Building Code Compliance, Contractor Licensing and Enforcement Section regulates licensed and unlicensed contractors. The Contractor Licensing and Enforcement Section can inform you whether your contractor is licensed and will investigate any complaints you may have against a contractor.

Consumers who have hired unlicensed persons for construction work have often received faulty, unsafe work or they may have received no work at all. You should familiarize yourself with early warning signs indicating that the contractor may not be licensed.

UNLICENSED CONTRACTOR EARLY WARNING SIGNS

1. **A large down payment is requested before work begins.** Payments should only be for a part of the work. In order to be licensed, contractors must demonstrate sufficient financial ability to perform the type of project which the license contemplates.
2. **Many requests for money during early phases of construction.** As stated in Number 1, the contractor should be solvent.
3. **You are asked to obtain the permit.** A licensed contractor who is in good standing will always obtain the permit.
4. **Verbal contract only; person is not willing to put all terms in writing.** This is always a sign of potential trouble.
5. **The contractor does not have proof of insurance.** Licensed contractors must have general liability and workers' compensation insurance in effect at all times.

6. **You are informed that the job does not require a permit or an inspection.** Check with your local building official. Almost all projects, except very minor repairs, require a permit and an inspection.
7. **The contractor is only willing to work on weekends or after hours.** This is often a sign that the person is an employee who is moonlighting without a license. Licensed contractors are full-time professionals.
8. **Someone other than the person or company contracting to do the work obtains the permit.** See Number 3.
9. **Contractor displays only an occupational license.** In order to lawfully engage in contracting, a contractor must be state or Miami-Dade County certified. Ask to see the contractor's business certificate of competency issued by the State of Florida or Miami-Dade County.
10. **You are asked to make your check payable to an individual's name (it should be made payable to a company), or asked to make payment in cash or to make the check payable to "cash".** Licensed contractors will almost always have a separate business account.
11. **Newspaper, advertising flyer or yellow page ads where only the telephone number appears and there is not a business address.** Licensed contractors are required to include their certificate of competency license number in all advertising.
12. **No license number on the vehicle, business cards, contracts, newspaper, advertising flyer or yellow page ads.** As stated in Number 11, a licensed contractor is proud to be licensed and will want that fact known.

The biggest safeguard against unsafe, faulty construction work is to make sure the contractor you hire has a license from either Miami-Dade County or the State of Florida. By using licensed contractors you can save yourself time, worry and money, and feel safe from injury. You can also help by notifying the Contractor Licensing and Enforcement Section of unlicensed contractor activity by calling (305) 375-2901.